

EST.  1993

# JENNIE JONES

ESTATE AGENTS



8 Coronation Row, Benhall, Suffolk IP17 1HH

GUIDE PRICE

£325,000

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE PORCH; ENTRANCE HALL; SITTING ROOM WITH DINING AREA; KITCHEN; UTILITY ROOM;  
GARDEN ROOM; GROUND FLOOR BATHROOM  
LANDING; THREE BEDROOMS, ONE WITH EN-SUITE CLOAKROOM; GOOD SIZED GARDENS; GARAGE.**

### **THE PROPERTY**

A semi-detached three bedroom property in a good location. The property has been well cared for by the current owners and consequently it is in very good order throughout. Benefits include double glazed windows and doors, a recently fitted new kitchen, oil fired central heating, a good size garden and garage. The accommodation comprises an entrance porch with door opening to the entrance hall. There are stairs to the first floor accommodation, door to bathroom and to the sitting room/dining area. The sitting area has French doors to the front and a tiled fireplace with timber surround. The sitting area opens to the dining area with doors to the kitchen and to the garden room. The recently fitted kitchen has a good range of base and wall mounted units with work surfaces over and tiled splashbacks. There is a window to the side aspect, cooker space, understairs storage cupboard, ceramic tiled flooring and opening to the utility room. The utility room has a small window to the side aspect, base units with worksurfaces, plumbing for washing machine and dishwasher and a fridge/freezer space. The garden room is glazed to three aspects with blinds, a radiator and doors opening to the rear garden. The ground floor bathroom has a window to the side aspect; shower cubicle, bath with shower attachment, toilet and vanity wash basin. There is a radiator and ceramic tiling to the walls and floor. To the first floor is a landing and three bedrooms. Bedroom one has a double glazed window to the front, built in wardrobe cupboards with hanging rails and shelving, a radiator and an en-suite cloakroom with toilet and wash basin. Both bedrooms two and three are doubles, with windows to the rear and radiators. To the front of the property is an area of lawn and a driveway with ample parking space for a number of vehicles. There is a single garage with power, lighting, window and personal door. To the side of the house is a useful hard standing area and this leads to the enclosed rear garden which is mainly lawn with. There is a spacious patio/sitting are and a timber garden shed.

### **LOCATION**

Saxmundham is a vibrant market town which has an excellent range of shops (including Tesco and Waitrose supermarkets), a health centre, a primary school, a free school and railway station which offers a regular service to London (Liverpool Street). Saxmundham is well located for striking out at the many attractions of the East Suffolk coast much of which has been designated as an Area of Outstanding Natural Beauty and includes the RSPB nature reserve at Minsmere with other reserves at North Warren, Havergate Island and Shingle Street. There are ancient castles at Framlingham and Orford and the historic coastal towns of Southwold and Aldeburgh are within driving distance both with golfing and sailing clubs and the latter being home to the internationally famous Aldeburgh Music Festival with many events being held at the Snape Maltings complex.

**LOCAL AUTHORITY**

East Suffolk District Council, Council Offices,  
East Suffolk House, Station Road, Melton,  
Woodbridge, IP12 1RT  
01394 383789

**COUNCIL TAX BAND= B**

**SERVICES:** Mains water, drainage and  
electricity are connected. Heating is by oil  
fired boiler.

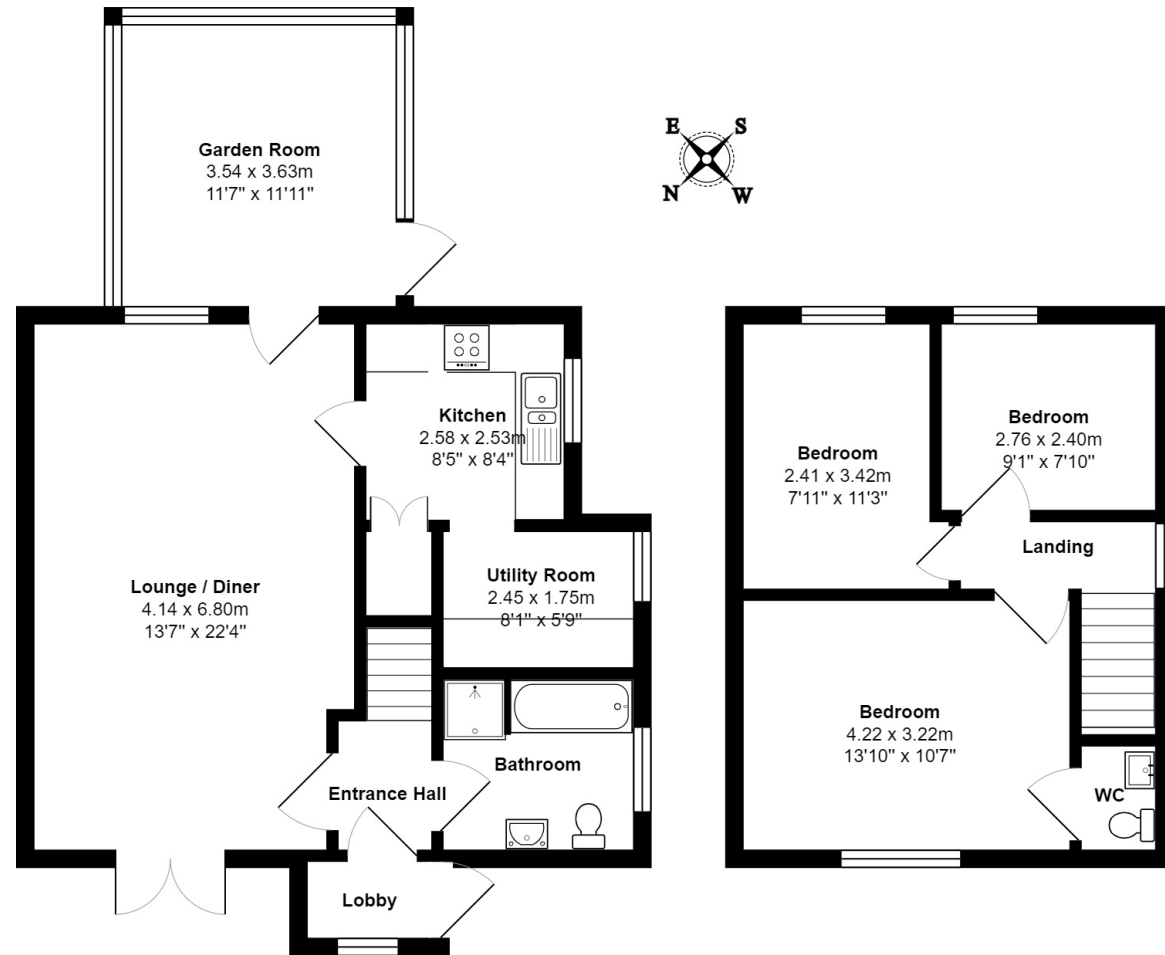
**VIEWING**

By appointment through Jennie Jones Estate  
Agents:

**SAXMUNDHAM OFFICE**(01728) 605511

email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING = C**



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